



KE
KINGSLEY
EVANS

48 PEGASUS COURT

ST STEPHENS ROAD, CHELTENHAM, GL51 3GB

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A stylish and beautifully presented mews house for aged 60 +, set in lovely landscaped grounds

- Reception Hall
- Cloakroom
- Sitting Room
- Fitted Kitchen
- Two Bedrooms
- Modern Shower Room
- Garage
- Communal Grounds
- Resident Lounge
- Guest Facilities

DESCRIPTION

A lovely light and bright home built in 1987 and recently re-styled and modernised to create a smart, modern mews house occupying a particularly nice position within the development, overlooking grounds and water feature all which result in a peaceful atmosphere. The accommodation is well planned and arranged over two floors, with the benefit of a modern stair lift to the first floor if required.

A panelled door opens up to the reception hall with wall mounted electric radiator as well as a deep understairs storage cupboard with power. Off the hallway is a modern cloakroom with W.C and concealed cistern, wash hand basin with fitted cupboard under, modern fittings, alarm cord, support hand rail and double glazed obscure window.

The sitting room is a lovely space with double glazed bay window overlooking the communal grounds. There are two electric radiators, staircase to first floor landing with modern stair lift fitted, ceiling coving and tasteful decoration. The kitchen was fitted around a year ago with a modern range of units and work surfaces, fitted appliances to include a Zanussi double oven and four ring electric hob, plumbing for washing machine and space for fridge freezer, Neve fitted slimline dishwasher, extractor hood over hob, electric radiator, alarm cord and double glazed window to the front overlooking the communal grounds.



The first floor landing is light and bright landing with electric radiator, airing cupboard and access to roof space.

Bedroom one has a range of fitted mirrored wardrobes with cupboards over, double electric radiator, alarm panel and bay and casement windows to the side overlooking the gardens. Bedroom two also enjoys the same aspect and the two bedrooms are served by a fabulous shower room, refurbished in a contemporary style with a double walk in shower with seat and rainfall shower head and shower attachment, WC, wash hand basin with drawers under, support rails, heated towel rail, alarm cord and obscure double glazed windows.

OUTSIDE

A private driveway leads into the site and the cottages and apartments are arranged around central communal gardens with well tended lawns, patio and seating areas. To the rear of the site is a garage belonging to number 48 as well as visitors parking.

SITUATION

Located in one of Cheltenham's most fashionable and popular locations, made up of character homes and attractive street scenes with its own 'village' atmosphere and within strolling distance of a lovely range of amenities to include an excellent butcher and deli, popular public houses, cafe and Tivoli Wines to name a few. Cheltenham's fashionable shopping districts Montpellier and the Promenade are also within a short stroll and the town plays host to many internationally renowned Festivals to include Jazz, Music and Literature. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is under a mile away so comfortable walking distance.

GENERAL

The building benefits from resident management staff and Careline alarm service. There is also a communal lounge, dining room, laundry and conservatory as well as guest facilities.

LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626

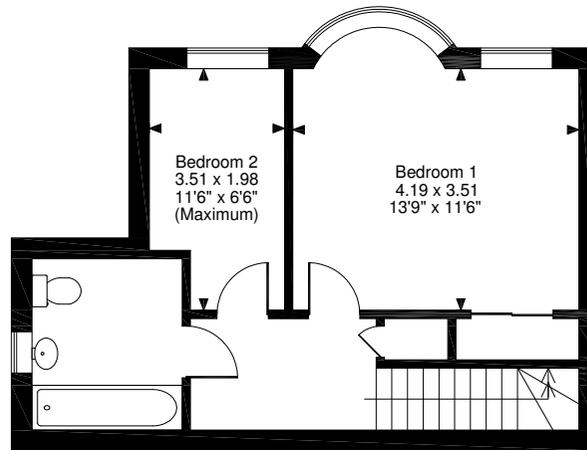
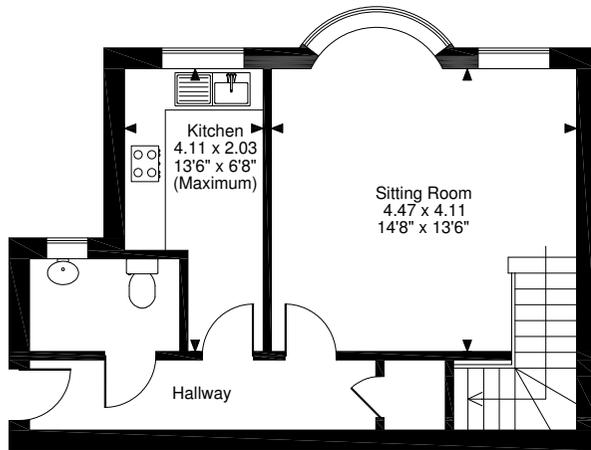
TENURE

Leasehold 150 years from 1987
Service Charge of £600.00 per quarter
Full details available on request



FLOORPLANS

Pegasus Court, St. Stephens Road, Cheltenham
 Approximate Gross Internal Area
 830 Sq Ft/77 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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